Karen Johnson Davidson County
Batch# 315317 DEEDWARR
11/14/2019 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20191114-0117421

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0926

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Martha Hagerty	NEW OWNER	Map: 07506002700
(NAME) 307 Nathan Dr.	(NAME)	
(ADDRESS) Cinnaminson, NJ 080 77	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SARA A. CLOAR, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARTHA HAGERTY, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 268, Hermitage Estates, Section II, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot fronts 90 feet along the westerly margin of Sweden Drive and extends back 134.70 feet along the northerly line and 134.72 feet along the southerly line, to a line in the rear measuring 90.0 feet thereon.

Being the same property conveyed to Sara A. Cloar and Anna Belle Cloar, by deed from F. E. Stratton, Jr., and wife Bettie S. Stratton, of record in Book 4143, Page 963, dated June 12, 1967, Register's Office for said County. The said Anna Belle Cloar died testate on February 7, 2015 and the Will was admitted to Probate as Probate No. 15P642 of record in Probate Court of Davidson, County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Belle Cloar and The Belle Cloar Revocable Living Trust Agreement dated October 12, 1993. The said Anna Belle Cloar and Belle Cloar being one and the same person.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 23, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3924, Page 25, Book 3952, Page 881, Register's Office for said County.

The signature of Sara A Cloar is signed by her duly appointed Attorney-in-Fact, Cynthia Cloar Tibbs, pursuant to the Power of Attorney of record in Instrument 201911140117420, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4258 Sweden Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of November, 2019.

Sara A Cloar by Cynthia Cloar Tibbs, Attorney in Fact

Sara A. Cloar
By: Cynthia Cloar Tibbs, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Cynthia Cloar Tibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Sara A. Cloar, as her Attorney-in-Fact, as the free act and deed of the within named Sara A. Cloar.

Witness my hand and official seal this 12th day of November, 2019.

My Commission Expires: 5.23.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.